

There have been several versions of the proposed Accessory Dwelling Unit Ordinance. This chart was prepared to illustrate a few of the changes that have occurred throughout the public hearing process.

The current ordinance that is in effect today is shown in the first column of the chart. The first version of a proposed zoning ordinance amendment was submitted to the City Council in the summer of 2019. However, the version of the ordinance the City Council ultimately voted on in the winter of 2019 had several changes to what was proposed, three of the key changes are also listed below. These changes occurred in response to public comments and robust discussions among the City Councillors and Planning Board members throughout the public hearing.

1. The purposed statement was changed per a recommendation from public comments.
2. The multi-family eligibility was revised from being any multifamily in the proposed zoning districts to being limited to multifamily homes with four or fewer units.
3. The owner occupancy requirement was changed from being required for the first two years to being required in perpetuity.

All of the above changes were carried forward in the proposed 2020 version of the ordinance. The few minor edits that have occurred to the 2020 ordinance are listed below, but these are not listed in the chart as they are not substantive.

- Section 3.1 the term “Accessory Living Area” changed to Accessory Dwelling Unit.
- Section 10. updated the definition from Accessory Living Area to Accessory Dwelling Unit and expanded to allow multifamily.
- Section 3.2.4 updated the dimensional standards to include Accessory Dwelling Units. This section ensures that an ADU does not exceed 18 feet and will not be more than 1.5 stories in height and that it meets the underlying setbacks of a principal structure, whereas other accessory structure, e.g. a shed or garage could be closer to the property line. Please be advised that these are the dimensional standards that were intended in the 2019 ordinance. They were added in the 2020 ordinance to provide further clarity.

Please note that only a few of the provisions in the ordinance are included in the table. There are also several provisions that have remained consistent in every version of the ordinance thus far including but not limited to:

- Each lot is limited to one ADU;
- Short-term rentals are prohibited in the ADU; and
- The sale of the ADU separate from the principal dwelling is prohibited.

CRITERIA	CURRENT ORDINANCE	PROPOSED ORDINANCE IN SUMMER OF 2019	ORDINANCE VOTED ON IN WINTER OF 2019 (Failed)	2020 PROPOSED ORDINANCE
Purpose	Provide older homeowners or family members companionship, security and services.	Add moderately priced rental units to the housing stock to meet the needs of smaller households and make housing units available to moderate income households who might otherwise have difficulty finding housing.	To add rental units to the housing stock to meet the needs of smaller households and make housing units available to households who might otherwise have difficulty finding housing.	To add rental units to the housing stock to meet the needs of smaller households and make housing units available to households who might otherwise have difficulty finding housing.
Zoning District	R1	Allow in RC, R1, R2, and R3	Allow in RC, R1, R2, and R3	Allow in RC, R1, R2, and R3
Type of Building	Single-family home.	Single-family and multi-family homes.	Single-family homes or multi-family homes with <i>4 of fewer units</i> .	Single-family homes or multi-family homes with <i>4 of fewer units</i> .
Owner occupied	Yes.	Required at time of permit issuance and a minimum of two years thereafter.	Yes.	Yes.
Tenant Restriction	Yes, family member or caregiver.	No tenant restriction.	No tenant restriction.	No tenant restriction.
Inspections	Annual certification and inspection; \$75 to maintain annually.	Subject to Sec. 2-705 (Certificate of Fitness of rented dwelling unit). ¹	Subject to Sec. 2-705 (Certificate of Fitness of rented dwelling unit).	Subject to Sec. 2-705 (Certificate of Fitness of rented dwelling unit).
Programs to support affordable units²	None.	None.	Discussed the opportunity to create supplemental programs to the ordinance that would facilitate ADUs that are restricted as affordable.	Submitted the ordinance with two supplemental programs to incentives restricted affordable units (loan program and tax incentive).

¹ A certificate of inspection is required every 3 years, and upon change in tenancy. The certificate of inspection cost \$50.

² The proposed loan and tax incentive programs are not part of the zoning amendment, they are supplemental.

